

**ZB# 87-59**

**Francis Quinn**

**80-6-1**

Prelim.  
9/25/87.

Public Hearing:  
Nov. 23, 1987.

Notice to  
Sentinel on 10/29/87 ✓

Collect fee - \$25.00

Area  
Variance  
Granted  
11/23/87 ✓

87-59. Quinn, Francis -  
area.

General Receipt		9440												
<b>TOWN OF NEW WINDSOR</b> 555 Union Avenue New Windsor, N. Y. 12550		<u>November 24, 1987</u>												
Received of <u>Francis E. Quinn</u>		\$ <u>25.00</u>												
<u>Twenty-five and 00/100</u>		DOLLARS												
For <u>Zoning Board Application Fee</u>														
DISTRIBUTION:														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">FUND</th> <th style="width: 33%;">CODE</th> <th style="width: 33%;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>Check # 306</td> <td></td> <td>\$25.00</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	FUND	CODE	AMOUNT	Check # 306		\$25.00							By <u>Pauline B. Townsend</u> <u>Town Clerk</u> #87-57 Title	
FUND	CODE	AMOUNT												
Check # 306		\$25.00												
<small>Williamson Law Book Co., Rochester, N. Y. 14609</small>														

**Oxford<sup>®</sup>**

✱ ESSELTE

MADE IN U.S.A.

NO. 753 1/3

NEW WINDSOR ZONING BOARD OF APPEALS

-----x

In the Matter of the Application of

FRANCIS QUINN

DECISION GRANTING  
AREA VARIANCE

#87-59.

-----x

WHEREAS, FRANCIS QUINN, 342 Butternut Drive, New Windsor, New York, 12550, has made application before the Zoning Board of Appeals for area variance of the Regulations of Section 48-12 - Table of Use/Bulk Regulation to construct a 12 x 12 ft. deck in an R-4 zone with insufficient rear yard; and

WHEREAS, a public hearing was held on the 23rd day of November, 1987 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant appeared in behalf of himself; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking to construct a 12 x 12 ft. deck to the rear of his residence.

3. The evidence presented by the applicant substantiated the fact that a 12 ft. rear yard variance would be required.

4. The evidence shows that the applicant will encounter practical difficulty if the variance requested is not granted because applicant cannot purchase additional land within which to comply with bulk regulations.

5. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

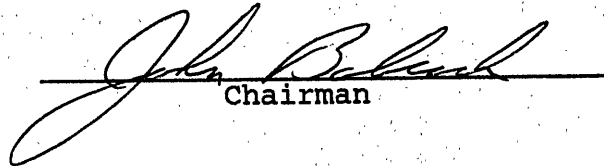
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 12 ft. rear yard variance as stated above for construction of a deck at residence in an R-4 zone in accordance with plans submitted to the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: December 14, 1987.

  
Chairman



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

*File*

November 24, 1987

~~Mr. Francis Quinn~~  
342 Butternut Drive  
New Windsor, N. Y. 12550

RE: APPLICATION FOR AREA VARIANCE  
#87-59

Dear Mr. Quinn:

This is to confirm that the Zoning Board of Appeals made a decision to GRANT the above request for a variance at the November 23, 1987 meeting.

Formal decision will be drafted some time in the future and acted upon by the Board. You will be receiving a copy by return mail.

Very truly yours,

*Patricia A. Barnhart*

PATRICIA A. BARNHART  
Secretary

/pab

cc: Town Planning Board  
Michael Babcock, B. I.

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

# 87-59

Date: 9/30/87

I. ☒ Applicant Information:

- (a) ☒ FRANCIS E. QUINN 342 BUTTERNUT DR. NEW WINDSOR N.Y. 565-0075  
(Name, address and phone of Applicant) (Owner)
- (b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)
- (c) Joseph P. McGLINN 100 WASHINGTON AVE P.O. Box 397 SUFFERN N.Y.  
(Name, address and phone of attorney) (914) 357-2500 1090
- (d) \_\_\_\_\_  
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Special Permit

III. ☒ Property Information:

- (a) R-4 342 Butternut Dr. 80-6-1 ✓  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? N/A
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? 5/1/87
- (e) Has property been subdivided previously? No When? -
- (f) Has property been subject of variance or special permit previously? No When? -
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: N/A

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow:  
(Describe proposal) \_\_\_\_\_

- (b) ~~The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.~~

---



---



---



---

V. ☒ Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. G.

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yd. <u>40'</u>	<u>28'</u>	<u>12 ft.</u>
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* <u>%</u>	<u>%</u>	<u>%</u>
Floor Area Ratio**		

\* Residential Districts only

\*\* Non-residential districts only

- ☒ (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

*My living space and use of my home has been considerably reduced because my exterior deck was denied. In the event of an emergency exit from the rear portion of the house would be extremely dangerous. There is no adjacent property available that I could purchase to provide sufficient rear yard requirements.*

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.



- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

---

---

---

---

---

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

---

---

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.
- (b) Describe in detail the use and structures proposed for the special permit.

---

---

---

---

---

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

*I will assure that the deck is structurally maintained & kept in a presentable and safe condition. I feel that my home appears incomplete as stated by some of the neighbors & detracts from the surrounding homes. All other homes of similar style have decks & this is one of the main reasons why I purchased this particular style home. I want my home to blend in with the rest of the homes in this development & not appear as an eyesore as it does now.*

IX. Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☒ Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$ 25.00 payable to TOWN OF NEW WINDSOR.
- ☒ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 9/30/87.

STATE OF NEW YORK )  
COUNTY OF ORANGE ) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

X Francis C. Quinn  
(Applicant)

Sworn to before me this

29th day of October, 1987.

Patricia A. Barnhart

PATRICIA A. BARNHART  
Notary Public, State of New York  
No. 01BA4904434  
Qualified in Orange County  
Commission Expires August 31, 1989

XI. ZBA Action:

- (a) Public Hearing date \_\_\_\_\_.
- (b) Variance is \_\_\_\_\_.
- Special Permit is \_\_\_\_\_.
- (c) Conditions and safeguards: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY  
RESOLUTION OF ZONING BOARD OF APPEALS.

PUBLIC NOTICE OF HEARING BEFORE  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals  
of the TOWN OF NEW WINDSOR, New York will hold a  
Public Hearing pursuant to Section 48-34A of the  
Zoning Local Law on the following proposition:

Appeal No. 54  
Request of Francis Quinn  
for a VARIANCE of  
the regulations of the Zoning Local Law to  
permit construction of deck on  
rear of property with insufficient rear yard;  
being a VARIANCE of  
Section 48-12- Table of Use/Bulk Regs. - Col. F.  
for property situated as follows:  
342 Butternut Drive,  
New Windsor, N.Y.

SAID HEARING will take place on the 23rd day of  
Nov., 1987, at the New Windsor Town Hall,  
555 Union Avenue, New Windsor, N. Y. beginning at  
7:30 o'clock P. M.

Jack Babcock  
Chairman



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

October 14, 1987

Francis E. Quinn  
342 Butternut Dr.  
New Windsor, NY 12550

Re: 80-6-1 Variance List

Dear Mr. Quinn:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$75.00, minus your deposit of \$25.00. Please remit same to the Town Clerk, Town of New Windsor, NY.

Very truly yours,

*Christian E. Jahrling* / po  
CHRISTIAN E. JAHRLING, IAO  
SOLE ASSESSOR

CEJ/cp

- ✓ Ramus, Walter C. & Joan D.  
213 Butterhill Dr  
New Windsor, NY 12550
- ✓ Weber, John T. & Susan A  
211 Butterhill Dr.  
New Windsor, NY 12550
- ✓ Mundy, Peter & Joan  
209 Butterhill Dr  
New Windsor, NY 12550
- ✓ Busija, Michael & Leonia  
207 Butterhill Dr.  
New Windsor, NY 12550
- ✓ Meyer, George J. & Doris T  
PO Box 4018  
New Windsor, NY 12550
- ✓ Mid-Hudson Real Estate Dev. Corp.  
PO Box 4264  
New Windsor, NY 12550
- ✓ Wandell, Anthony  
338 Butternut Dr.  
New Windsor, NY 12550
- ✓ Hoey, Stephen & Gail  
336 Butternut Dr.  
New Windsor, NY 12550
- ✓ Tannenbaum, Farrell & Heidi  
334 Butternut Dr.  
New Windsor, NY 12550
- ✓ Bradley, Peter M. & Joan  
332 Butternut Dr.  
New Windsor, NY 12550
- ✓ Bell, Michael A. & Nancy R.  
330 Butternut Dr.  
New Windsor, NY 12550
- ✓ Huggins, Thomas G. & Janet S.  
328 Butternut Dr.  
New Windsor, NY 12550
- ✓ Moschetti, John & Elizabeth  
326 Butternut Dr.  
New Windsor, NY 12550
- ✓ Krom, George R. & Donald T.  
11 Maple Ave.  
Cornwall on Hudson, NY 12520

14  
✓ Andoom Dev. Co. Inc.  
✓ 33 Sweet Briar Rd.  
Stamford, CT 06905

✓ Carpenter, Brain R. & Janet M.  
96 Guernsey Dr.  
New Windsor, NY 12550

✓ Keating, James F. & Nancy E.  
94 Guernsey Dr.  
New Windsor, NY 12550

✓ Hernandez, Louis & Miriam  
92 Guernsey Dr.  
New Windsor, NY 12550

✓ Ellis, Stephen E. & Lori  
90 Guernsey Dr.  
New Windsor, NY 12550

✓ Knochen, James A. & Donna J.  
86 Guernsey Dr.  
New Windsor, NY 12550

✓ Jurik, Robert F. & Rose M.  
84 Guernsey Dr.  
New Windsor, NY 12550

✓ Hillringhouse, Peter & Sharon  
217 Butterhill Dr.  
New Windsor, NY 12550

✓ Chiavaro, Peter A. & Ellen J.  
219 Butterhill Dr.  
New Windsor, NY 12550

✓ Donaldson, Robert W. & Angela  
221 Butterhill Dr.  
New Windsor, NY 12550

✓ Hernandez, Philip & Irene  
98 Creamery Dr.  
New Windsor, NY 12550

✓ Bohr, Gerald M. Jr. & Rose Marie  
100 Creamery Dr.  
New Windsor, NY 12550

✓ Dong, Jonathan & Hanna E.  
41-53 55th St.  
Woodside, NY 11377

✓ Burns, Michael J. & Joanne E.  
104 Creamery Dr.  
New Windsor, NY 12550

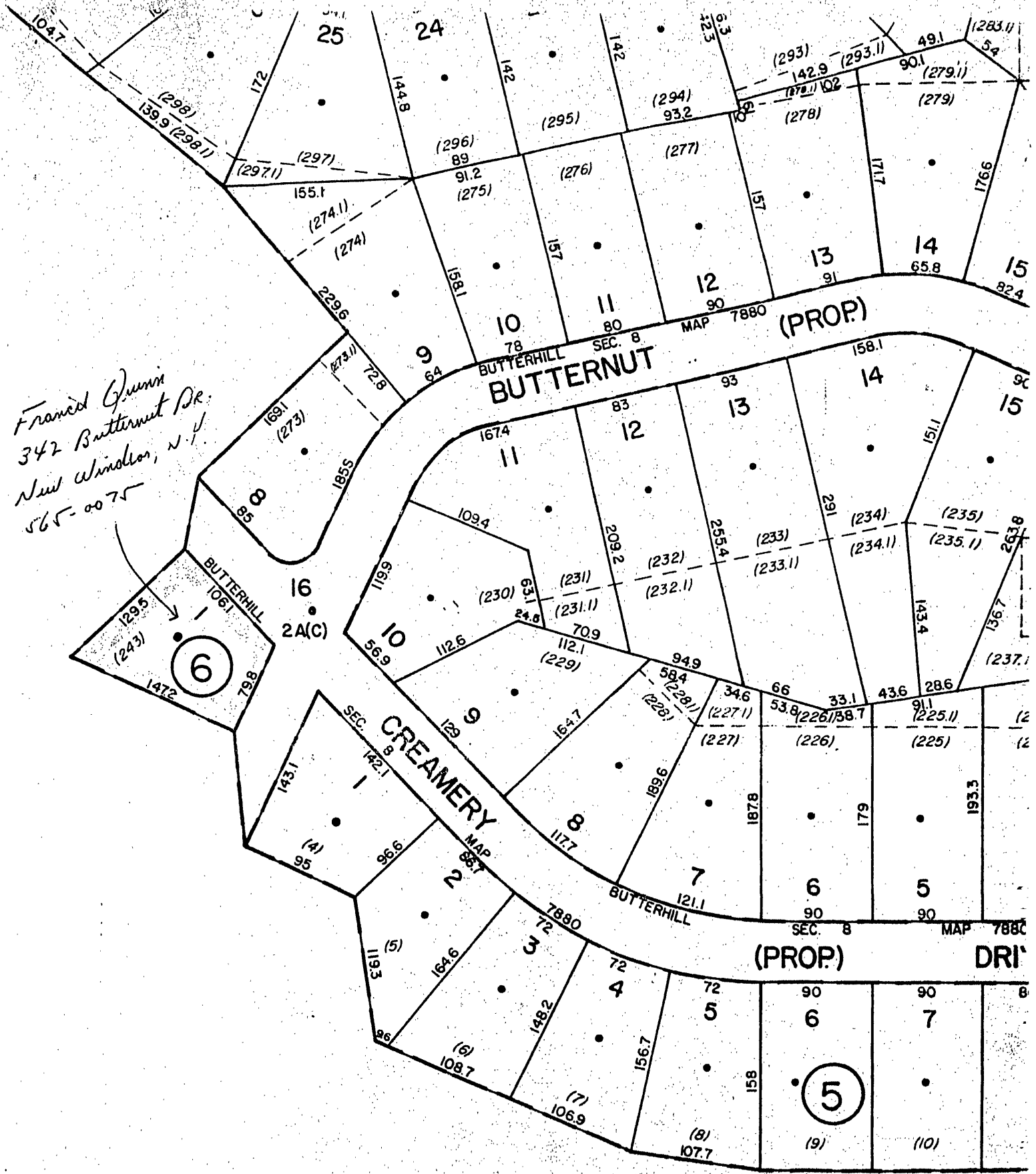
- ✓ Olivo, Joseph T. &  
Weiss, Cynthia L.  
108 Creamery Dr.  
New Windsor, NY 12550
- ✓ Moore, Charles A. & Raelyn Engan  
333 Butternut Dr.  
New Windsor, NY 12550
- ✓ Keber, Richard H. & Carol  
181 So. Franklin Ave.  
Valley Stream, NY 11581
- ✓ Wood, Craig & Patricia  
329 Butternut Dr.  
New Windsor, NY 12550
- ✓ Scott, John A. & Margaret J.  
327 Butternut Dr.  
New Windsor, NY 12550
- ✓ Maddalena, Andimo & Sofia  
325 Butternut Dr.  
New Windsor, NY 12550
- ✓ North American Homes Inc.  
33 Sweet Briar Rd  
Stamford, CT 06905
- ✓ Steinberg, John Jr.  
217 Everett Place  
Maybrook, NY 12543
- ✓ Gutshall, Roy B. & Cynthia J.  
206 Butterhill Dr.  
New Windsor, NY 12550
- ✓ Stasi, Frank & Jean  
208 Butterhill Dr.  
New Windsor, NY 12550
- ✓ Gallo, Joseph R. & Martha H.  
210 Butterhill Dr.  
New Windsor, NY 12550
- ✓ Greeley, Lawrence E. & Jane C.  
212 Butterhill Dr.  
New Windsor, NY 12550
- ✓ Harth, Philip & Nancy  
PO Box 114  
Vails Gate, NY 12584
- ✓ Bigi, Donald & Donna  
216 Butterhill Dr.  
New Windsor, NY 12550

5

- ✓ Terribile, Vincent & Cynthia G.  
322 Butternut Dr.  
New Windsor, NY 12550
- ✓ Paciullo, Francis X. & Desiree  
320 Butternut Dr.  
New Windsor, NY 12550
- ✓ Tormey, Joanne &  
✓ Costa, Vincent J. Jr.  
318 Butternut Dr.  
New Windsor, NY 12550
- ✓ Davitt, James K. & Dolores  
316 Butternut Dr.  
New Windsor, NY 12550
- ✓ Zavagli, Margaret  
220 Butterhill Dr.  
New Windsor, NY 12550
- ✓ D'Allacco, Donna  
78 Creamery Dr.  
New Windsor, NY 12550
- ✓ Collada, Juan  
76 Creamery Dr.  
New Windsor, NY 12550
- ✓ Rigakis, Rigas & Marie  
70 Hasbrouck Rd.  
Garnerville, NY 10923
- ✓ Andrews, Alexis  
317 Butternut Dr.  
New Windsor, NY 12550
- ✓ Burge, Michael & Barbara Trotta Burge  
319 Butternut Dr.  
New Windsor, NY 12550
- ✓ Ervin, Egbert G.  
321 Butternut Dr.  
New Windsor, NY 12550



Francis Quinn  
342 Butternut Dr.  
New Windsor, N.Y.  
565-0075



Name of Owner of Premises FRANCIS E. GUINN  
Address 342 Butternut Dr. New Windsor Phone (914) 357-4164  
Name of Architect Work TEL # (914) 735-5000 x 4067  
Address ..... Phone 4066  
Name of Contractor Mid Hudson Real Estate Development Corporation  
Address P.O. Box 4264 New Windsor, N.Y. Phone 562-2011  
State whether applicant is owner, lessee, agent, architect, engineer or builder. OWNER  
If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the West side of Butternut Dr.  
(N. S. E. or W.)  
and ..... feet from the intersection of AT Intersection of Butternut Dr. & Creamery  
Lot #243 of section 8 Butternut Hills
2. Zone or use district in which premises are situated .....
3. Tax Map description of property: Section 80 Block 6 Lot 1
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:  
a. Existing use and occupancy ..... b. Intended use and occupancy .....
5. Nature of work (check which applicable): New Building..... Addition..... Alteration..... Repair..... Removal.....  
Demolition..... Other ✓ Installation of 12'x12' Deck by Builder
6. Size of lot: Front..... Rear..... Depth..... Front Yard..... Rear Yard..... Side Yard.....  
Is this a corner lot? Yes
7. Dimensions of entire new construction: Front..... Rear..... Depth..... Height..... Number of stories.....
8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....  
Number of bedrooms..... Baths..... Toilets.....  
Heating Plant: Gas..... Oil..... Electric...../Hot Air..... Hot Water.....  
If Garage, number of cars.....
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....
10. Estimated cost \$2000.00 Fee : .....  
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

### IMPORTANT

#### REQUIRED INSPECTIONS OF CONSTRUCTION — YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

#### CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS — 565-8807

- 1—When excavating is complete and footing forms are in place (before pouring).
- 2—Foundation Inspection - check here for waterproofing and footing drains.
- 3—Inspect gravel base under concrete floors, and underslab Plumbing.
- 4—When framing is completed, and before it is covered from inside, and Plumbing rough-in.

Address 342 Butternut Dr. New Windsor Phone (914) 357-4164  
Name of Architect Mark TEL # (914) 735-5000 x 4067  
Address ..... Phone .....  
Name of Contractor Mid Hudson Real Estate Development Corporation  
Address P.O. Box 4264 New Windsor, N.Y. Phone 562-2011  
State whether applicant is owner, lessee, agent, architect, engineer or builder: OWNER  
If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the West side of Butternut Dr.  
(N. S. E. or W.)  
and ..... feet from the intersection of AT Intersection of Butternut Dr. & Creamery  
Lot #243 of Section 8 Butterhill Es
2. Zone or use district in which premises are situated .....
3. Tax Map description of property: Section 80 Block 6 Lot 1
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:  
a. Existing use and occupancy ..... b. Intended use and occupancy .....
5. Nature of work (check which applicable): New Building..... Addition..... Alteration..... Repair..... Removal.....  
Demolition..... Other ✓ Installation of 12'x12' Deck by Builder
6. Size of lot: Front..... Rear..... Depth..... Front Yard..... Rear Yard..... Side Yard.....  
Is this a corner lot? Yes
7. Dimensions of entire new construction: Front..... Rear..... Depth..... Height..... Number of stories.....
8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....  
Number of bedrooms..... Baths..... Toilets.....  
Heating Plant: Gas..... Oil..... Electric...../Hot Air..... Hot Water.....  
If Garage, number of cars.....
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....
10. Estimated cost \$2000.00 Fee .....  
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

### IMPORTANT

#### REQUIRED INSPECTIONS OF CONSTRUCTION — YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

#### CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS — 565-8807

- 1—When excavating is complete and footing forms are in place (before pouring).
- 2—Foundation Inspection - check here for waterproofing and footing drains.
- 3—Inspect gravel base under concrete floors, and underslab Plumbing.
- 4—When framing is completed, and before it is covered from inside, and Plumbing rough-in.
- 5—Plumbing final & final. Have on hand Electrical Inspection Data per the Board of Fire Underwriters, and final certified plot plan. Building is to be complete at this time.
- 6—Driveway inspection must meet approval of town Highway Inspector.
- 7—\$20.00 charge for any site that calls for the same inspection twice.

Prelim

9/28/87.

7:30

TOWN OF NEW WINDSOR  
ORANGE COUNTY, N. Y.  
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 87-121

Date 8/26, 1987

To FRANCIS QUINN

342 BUTTERNUT DR. 357-4164

NEW WINDSOR, N.Y. 12550

PLEASE TAKE NOTICE that your application dated 8/26, 1987

for permit to BUILD DECK ON BACK OF HOUSE

at the premises located at 342 BUTTERNUT DR.

is returned herewith and disapproved on the following grounds:

Need 40' Rear Yard Proposed 25'

Need 12' VARIANCE

John Tennessee  
Zoning Building Inspector

Requirements

Min. Lot Area

Min. Lot Width

Rear Front Yd

Proposed or  
Available

Variance  
Request

OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 87-121

Date 8/26, 1987

To FRANCIS QUINN

342 BUTTERNUT DR. 357-4164

NEW WINDSOR, N.Y. 12550

PLEASE TAKE NOTICE that your application dated 8/26, 1987  
for permit to BUILD DECK ON BACK OF HOUSE  
at the premises located at 342 BUTTERNUT DR.

is returned herewith and disapproved on the following grounds:

Need 40' Rear Yard Proposed 25'

Need 12' VARIANCE

John Tunnega  
Zoning ~~Building~~ Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.		
Reqd. Rear Yd. <u>40'</u>	<u>28'</u>	<u>12 Ft.</u>
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* %	%	%
Floor Area Ratio**		

\* Residential Districts only  
\*\* Non-residential districts only

Name of Owner of Premises FRANCIS E. QUINN  
Address 342 Butternut Dr. New Windsor Phone (914) 357-4164  
Name of Architect Work TEL # (914) 735-5000 x 4067 or 4066  
Address ..... Phone .....  
Name of Contractor Mid Hudson Real Estate Development Corporation  
Address P.O. Box 4264 New Windsor, N.Y. Phone 562-2011  
State whether applicant is owner, lessee, agent, architect, engineer or builder: OWNER  
If applicant is a corporation, signature of duly authorized officer.

.....  
(Name and title of corporate officer)

1. On what street is property located? On the West side of Butternut Dr.  
(N. S. E. or W.)  
and ..... feet from the intersection of AT Intersection of Butternut Dr. & Creamery Dr  
Lot #243 of section 8 Butterhill Estates
2. Zone or use district in which premises are situated .....
3. Tax Map description of property: Section 80 Block 6 Lot 7
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:  
a. Existing use and occupancy ..... b. Intended use and occupancy .....
5. Nature of work (check which applicable): New Building..... Addition..... Alteration..... Repair..... Removal.....  
Demolition..... Other ✓ Installation of 12'x12' Deck by Builder
6. Size of lot: Front..... Rear..... Depth..... Front Yard..... Rear Yard..... Side Yard.....  
Is this a corner lot? Yes
7. Dimensions of entire new construction: Front..... Rear..... Depth..... Height..... Number of stories.....
8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....  
Number of bedrooms..... Baths..... Toilets.....  
Heating Plant: Gas..... Oil..... Electric...../Hot Air..... Hot Water.....  
If Garage, number of cars.....
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....  
.....
10. Estimated cost \$2000.00 Fee .....  
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

### IMPORTANT

#### REQUIRED INSPECTIONS OF CONSTRUCTION — YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be

Address: P.O. Box 4264 New Windsor, N.Y. 562-2011  
State whether applicant is owner, lessee, agent, architect, engineer or builder: OWNER  
If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the West side of Butternut Dr.  
(N. S. E. or W.)  
and .....feet from the intersection of AT Intersection of Butternut Dr. & Creamery Dr
2. Zone or use district in which premises are situated LOT #243 of section 8 Butternut Estate
3. Tax Map description of property: Section 80 Block 6 Lot 1
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:  
a. Existing use and occupancy ..... b. Intended use and occupancy .....
5. Nature of work (check which applicable): New Building.....Addition.....Alteration.....Repair.....Removal.....  
Demolition.....Other ✓ Installation of 12'x12' Deck by Builder
6. Size of lot: Front..... Rear..... Depth..... Front Yard..... Rear Yard..... Side Yard.....  
Is this a corner lot? Yes
7. Dimensions of entire new construction: Front..... Rear..... Depth..... Height..... Number of stories.....
8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....  
Number of bedrooms..... Baths..... Toilets.....  
Heating Plant: Gas..... Oil..... Electric...../Hot Air..... Hot Water.....  
If Garage, number of cars.....
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....
10. Estimated cost \$2000.00 Fee .....  
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

### IMPORTANT

#### REQUIRED INSPECTIONS OF CONSTRUCTION — YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below **must** be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

#### CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS — 565-8807

- 1—When excavating is complete and footing forms are in place (before pouring).
- 2—Foundation Inspection - check here for waterproofing and footing drains.
- 3—Inspect gravel base under concrete floors, and underslab Plumbing.
- 4—When framing is completed, and before it is covered from inside, and Plumbing rough-in.
- 5—Plumbing final & final. Have on hand Electrical Inspection Data per the Board of Fire Underwriters, and final certified plot plan. Building is to be complete at this time.
- 6—Driveway inspection must meet approval of town Highway Inspector.
- 7—\$20.00 charge for any site that calls for the same inspection twice.

# TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....  
 Approved.....19.....  
 Disapproved a/c.....  
 Permit No. ....

Office of Building Inspector  
 Michael L. Babcock  
 Town Hall, 555 Union Avenue  
 New Windsor, New York 12550  
 Telephone 565-8807

Refer —  
 Planning Board.....  
 Highway.....  
 Sewer.....  
 Water.....  
 Zoning Board of Appeals .....

## APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date... *August 24,* 19... *87*...

### INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises; relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code. Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

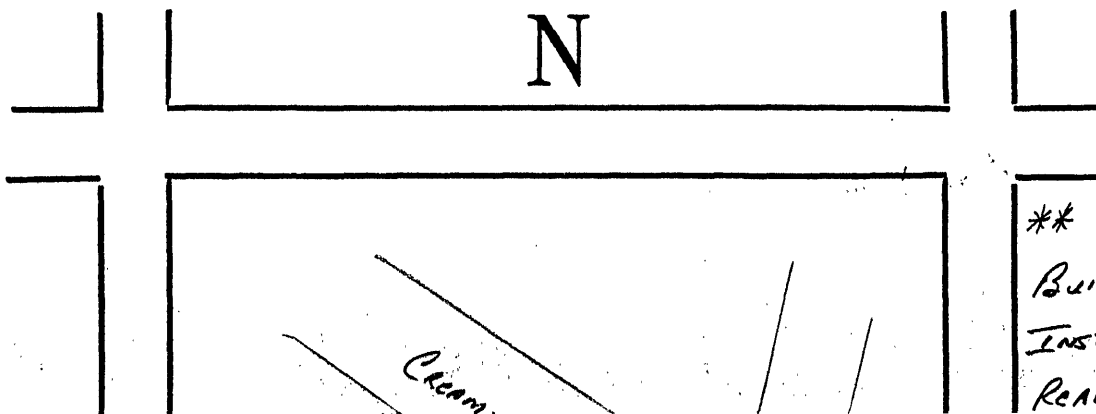
*Frank C. D...*  
 (Signature of Applicant)

*342 Butternut Drive New Windsor N.Y. 12550*  
 (Address of Applicant)

### PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.



**\*\* NOTE**  
 Builder To  
 Install 12'x12'  
 Rear Deck



Planning Board.....  
Highway.....  
Sewer.....  
Water.....  
Zoning Board of Appeals.....

Pursuant to New York State Building Code and Town Ordinances

Date.. *August 24,* 19*87*...

### INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code, Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

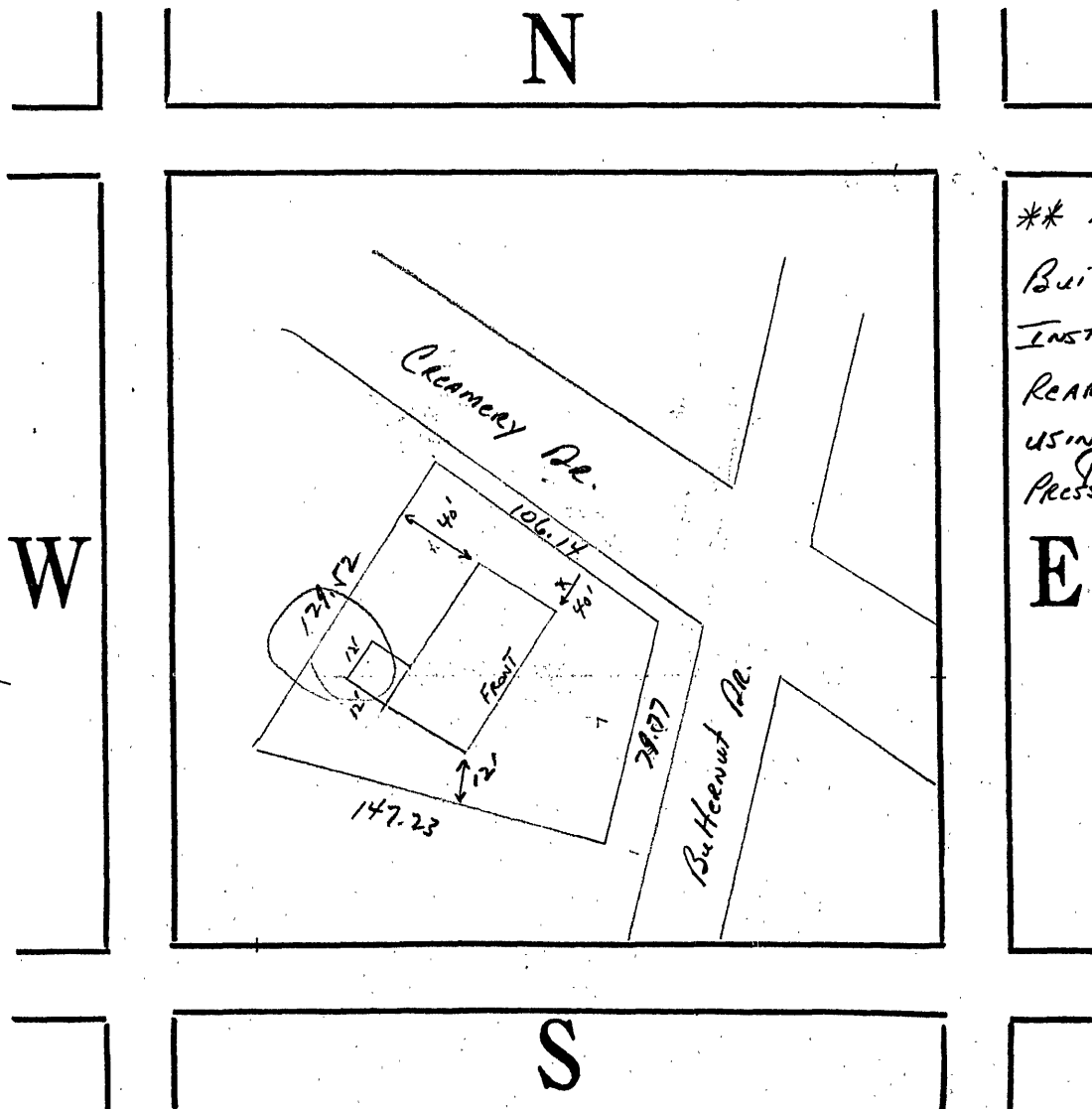
*Francis C. Quinn*  
(Signature of Applicant)

*342 Butternut Drive New Windsor N.Y. 12550*  
(Address of Applicant)

### PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.



**\*\* NOTE**  
Builder To  
Install 12'x12'  
Rear Deck  
using Exterior  
Pressure Treated  
Lumber.  
**E**

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD  
TOWN BUILDING/ZONING INSPECTOR BABCOCK

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARINGS BEFORE THE ZBA - 11/23/87

DATE: November 16, 1987

Please be advised that the following public hearing(s) will be heard before the Zoning Board of Appeals on the above date:

FRANCIS QUINN - AREA VARIANCE

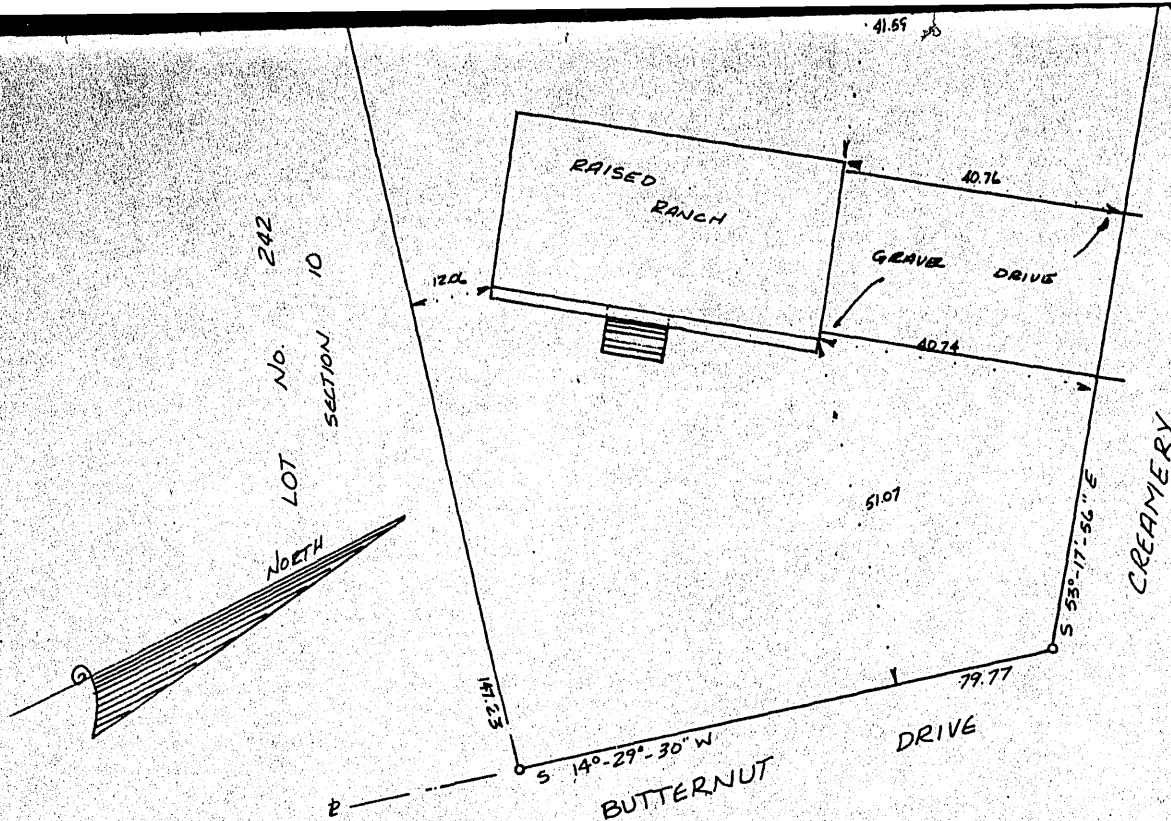
I have attached hereto copies of the pertinent application(s) together with public hearing notice(s) which were published in The Sentinel.

Patricia A. Barnhart, Secretary  
Zoning Board of Appeals

/pab

Attachments





### GENERAL NOTES:

- 1) UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.
- 2) ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH AN ORIGINAL LAND SURVEYOR'S INKED SEAL, SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- 3) CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCIES AND LENDING INSTITUTIONS AS LISTED HEREON.

### SPECIAL NOTES:

- 1) BEING LOT NO. 243 AS SHOWN ON A MAP ENTITLED "BUTTER HILL, SECTION 8" SAID MAP FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NO. 7880.
- 2) NO CERTIFICATION IS MADE FOR ITEMS NOT VISIBLE AT GROUND SURFACE AT TIME OF SURVEY.
- 3) OFFSETS ARE SHOWN AT RIGHT ANGLES TO PROPERTY LINE.
- 4) CERTIFICATIONS ARE NON TRANSFERABLE TO ADDITIONAL OWNERS AND/OR ADDITIONAL INSTITUTIONS NOT LISTED HEREON.

## SURVEY FOR LOT NO. 243 SECTION 8 BUTTER HILL

TOWN OF NEW WINDSOR  
SCALE: 1" = 20 FT.

ORANGE COUNTY, N.Y.  
FEBRUARY 12, 1987  
APRIL 1, 1987  
APRIL 21, 1987

### CERTIFIED TO:

WELTER SAVINGS BANK, ITS SUCCESSORS  
AND OR ASSIGNS  
AMERICAN TITLE INS. Co.  
FRANCIS E. QUINN & Nancy T. SHANNON

RICHARD G. BARGER  
P.E. & L.S.  
NEW HACKENSACK ROAD  
WAPPINGERS FALLS, N.Y.

*Richard G. Barger*

DATE: 11/23/87.

Application # 87-59.

PUBLIC HEARING - Quinn, Frances (Applicant)

NAME: Joseph Quinn  
Nancy T. Quinn

ADDRESS: 56 Hillside Ave Suffern N.Y.  
342 Butternut Ln.  
New Windsor N.Y. 12550

no opposition